

117.0

0003

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
900,500 / 900,500

USE VALUE:

900,500 / 900,500

ASSESSED:

900,500 / 900,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City	
87		THESDA ST, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	TONG JING	
Owner 2:	SHI LEI	
Owner 3:		
Street 1:	87 THESDA ST	
Street 2:		

Twn/City: ARLINGTON			
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER			
Owner 1:	BJ HOMES LLC -		
Owner 2:	-		
Street 1:	2 HARTSHORN AVE #1		
Twn/City:	MALDEN		
St/Prov:	MA	Cntry:	
Postal:	02148		

NARRATIVE DESCRIPTION			
This parcel contains 11,782 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Vinyl Exterior and 2145 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11782		Sq. Ft.	Site		0	70.	0.59	6			Easemen	-5	Wet	-5			488,636						488,600	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		11782.000	411,900		488,600	900,500			75509
							GIS Ref		
							GIS Ref		
							Insp Date		
							07/25/17		
							Entered Lot Size		
							Total Land:		
							Land Unit Type:		

PREVIOUS ASSESSMENT		Parcel ID		117.0-0003-0002.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size
2020	101	FV	411,900	0	11,782.
2019	101	FV	308,700	0	11,782.
2018	101	FV	355,800	0	11,782.
2017	101	FV	108,600	0	11,782.
2016	101	FV	108,600	0	11,782.
2015	101	FV	108,100	0	11,782.
2014	101	FV	108,100	0	11,782.
2013	101	FV	108,100	0	11,782.

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	411,900	0	11,782.	488,600	900,500	900,500	Year End Roll	12/18/2019
2019	101	FV	308,700	0	11,782.	533,700	842,400	842,400	Year End Roll	1/3/2019
2018	101	FV	355,800	0	11,782.	409,900	765,700	765,700	Year End Roll	12/20/2017
2017	101	FV	108,600	0	11,782.	386,700	495,300	495,300	Year End Roll	1/3/2017
2016	101	FV	108,600	0	11,782.	355,800	464,400	464,400	Year End	1/4/2016
2015	101	FV	108,100	0	11,782.	332,600	440,700	440,700	Year End Roll	12/11/2014
2014	101	FV	108,100	0	11,782.	306,300	414,400	414,400	Year End Roll	12/16/2013
2013	101	FV	108,100	0	11,782.	306,300	414,400	414,400		12/13/2012

SALES INFORMATION										TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
BJ HOMES LLC,	70272-139		11/21/2017		830,000	No	No										
SCANLAN CHARLES	67746-400		8/3/2016	Change>Sale	455,000	No	No										
CANNIFF PATRICI	50650-283		1/30/2008	Family		No	No	A									
CANNIFF PHILIP	27011-200		1/23/1997	Family		No	No										

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
4/10/2017	393	Heat App	11,500	C						1/30/2018	SQ Returned	MM	Mary M				
12/21/2016	1547	Addition	120,000	O				Gut reno +add 2nd		7/25/2017	Meas/Inspect	DGM	D Mann				
12/6/2016	1504	Demoliti	5,000	C						7/25/2017	Permit Visit	DGM	D Mann				
										3/20/2017	SQ Returned	MM	Mary M				
										4/7/2009	Measured	372	PATRIOT				
										2/10/2000	Measured	264	PATRIOT				
										1/1/1982		CS					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	- Colonial			Full Bath: 2	Rating: Very Good														
Sty Ht: 2	- 2 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good														
Prime Wall: 4	- Vinyl			A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good														
Color: GRAY				A Kits:	Rating:														
View / Desir:				Fpl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C	- Average			CONDOS INFORMATION															
Year Blt: 1960	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G18	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN			
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %					No Unit	RMS	BRS	FL						
Prim Int Wall: 1	- Drywall			Functional:						1	6	3							
Sec Int Wall:		%		Economic:															
Partition: T	- Typical			Special:															
Prim Floors: 3	- Hardwood			Override:															
Sec Floors:		%		Total: 4.6	%					Totals									
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES											
Subfloor:				Basic \$ / SQ: 125.00						Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj.: 1.29814816															
Electric: 3	- Typical			Const Adj.: 0.99989998															
Insulation: 2	- Typical			Adj \$ / SQ: 162.252															
Int vs Ext: S				Other Features: 105753															
Heat Fuel: 2	- Gas			Grade Factor: 1.00															
Heat Type: 15	- H.V.A.C			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC: 100		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 431757															
% Com Wall:		% Sprinkled:		Depreciation: 19861															
MOBILE HOME				Deprecated Total: 411896															
SPEC FEATURES/YARD ITEMS																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
PARCEL ID 117.0-0003-0002.0																			
More: N	Total Yard Items:					Total Special Features:								Total:					



